

## Redmond Shoreline Master Program Update

# Design Standards for Public View Corridors, Shoreline View Corridors, and Gateways.

2007

### | **20D.42 Design Standards for Public View Corridors, Shoreline View Corridors, and Gateways.**

#### **20D.42.10 Purpose.**

The purpose of this section is to:

- (1) Identify gateways to the City and establish design standards for them.
- | (2) Identify and establish design standards to protect identified public view corridors. These are views from public spaces such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.
- | (3) Identify and establish design standards to protect shoreline view corridors. These are views from shorelines identified under the Shoreline Master Program.

#### **20D.42.20 Scope and Authority.**

- (1) Scope. There are two sets of standards: City-wide public view corridor design standards and Shoreline Master Program view design standards. City-wide standards shall apply to all projects located in the City within any of the view corridors identified in this section. Additional standards shall apply within shoreline jurisdictions identified under the Shoreline Master Program.
- (2) Authority. City-wide public view corridor design standards.
  - (a) Implementation of measures to protect the public view corridor shall take into consideration any undue economic hardship to both the public and private property owner.
  - (b) When appropriate, factors such as the following should be considered:
    - (i) The number of persons impacted, both by the view and by the measure to protect the view.
    - (ii) The need for safety devices such as guardrails and whether these safety devices can be designed to maintain views through the device.

- (iii) The need for noise prevention measures such as sound walls which may obstruct such view corridors and whether alternate technologies such as sound deadening pavement are feasible.
- (c) Removal of existing view obstructing barriers on public property, both built or caused by non-native vegetation, by the City or the County shall be encouraged. When projects such as trail projects are reviewed, the administrator shall have the ability to require removal of barriers located on the public property in direct relationship to the scope of the project.
- (d) Nothing in this regulation shall be construed to require the removal of existing trees to maintain an identified view.
- (e) When conflicts with site requirements arise, 20D.40.10-020 sections (e) and (f) shall apply. However, 20D.40.10-020 section (g) Administrative Design Flexibility shall apply if it can be shown that minor variations in site requirements would allow the intent of the view corridor regulations to be more fully achieved.

(3) Authority. Shoreline view corridor design standards.

See 20D.150.190-010, Shoreline View Corridors.

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#### **20D.42.30 Administration.**

Review of development on properties affected by these standards shall be:

- (1) For public view corridors and shoreline view corridors, by the Design Review Board for all applications that require review under 20D.40, Design Standards.
- (2) For public view corridors and shoreline view corridors, administrative if exempt from 20D.40, Design Standards, however, the application may be forwarded to the Design Review Board for consultation.
- (3) For gateways, by the Design Review Board unless a separate public process is authorized by the City Council.

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